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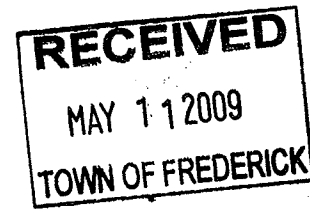
# GRANT, GRANT & GOIRAN LLP

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May 11, 2009



***Via Hand Delivery***

Ms. Jennifer Simmons  
Town of Frederick  
401 Locust Street  
P. O. Box 435  
Frederick, Colorado 80530

Re: Longmont United Hospital/Nelson Property  
*Request for Variance*

Dear Jenn:

On behalf of Longmont United Hospital (LUH), Grant, Grant and Goiran is seeking a variance to the Town of Frederick, Colorado Municipal Code Section 4, Subdivision Regulations, for a parcel of land located with Section 35, Township 2 North, Range 68 West of the 6<sup>th</sup> P.M., Town of Frederick, County of Weld, State of Colorado.

More specifically, LUH desires to create a subdivision amendment plat on a portion of the parcel only. The overall parcel is approximately 577 acres and extends from State Highway 52 on the South to County Road 16 (Tipple Parkway) to the north and from Interstate Highway 25 on the west to County Road 11 (Silver Birch Blvd.) on the east.

The proposal is to create a lot of approximately 79 acres in the southeast corner of the overall parcel. The 79 acres constitutes less than 14% of the overall land area and is located adjacent to the existing infrastructure necessary to support the division of this portion of the land. The zoning would not change. This variance request does not amend or circumvent the intent of the Municipal Code.

We are seeking a variance to the following section of the Municipal Code:

**Section 4.11 Specific Requirements and Review Standards for Administrative Applications**

**2. Subdivision Amendment**

b. Minor subdivision purpose. The purpose of a subdivision amendment is to complete the subdivision of land consistent with the Town's technical standards.

c. Minor subdivision review criteria. All minor subdivision plats except Boundary/Lot Line Adjustments shall comply with the following criteria to evaluate the Applicant's



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request: (1) A minor subdivision shall meet the review criteria applicable to preliminary plat stated in Section 4.7.4 above.

Specifically, the variance would narrow the subdivision amendment from the overall 577 acre parcel to the 79 acre lot only. The remaining portion of the parcel will not change from its current status. Furthermore, any development on the parcel including plan and details would be subject to the review and approval of the proposal by the Town of Frederick.

Included with this cover letter is a preliminary ALTA survey depicting the parcel, the review criteria analysis for the variance and the other required supporting documentation. We look forward to your review and consideration of this request.

Sincerely,

**Grant, Grant & Goiran LLP**

By: \_\_\_\_\_

Cameron A. Grant

Enclosures

cc: Mr. Niel Bertrand  
Mr. Jim Blankenship